

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code SD2

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 2442 32nd Street, APN 539-043-13

P1. Other Identifier: _____

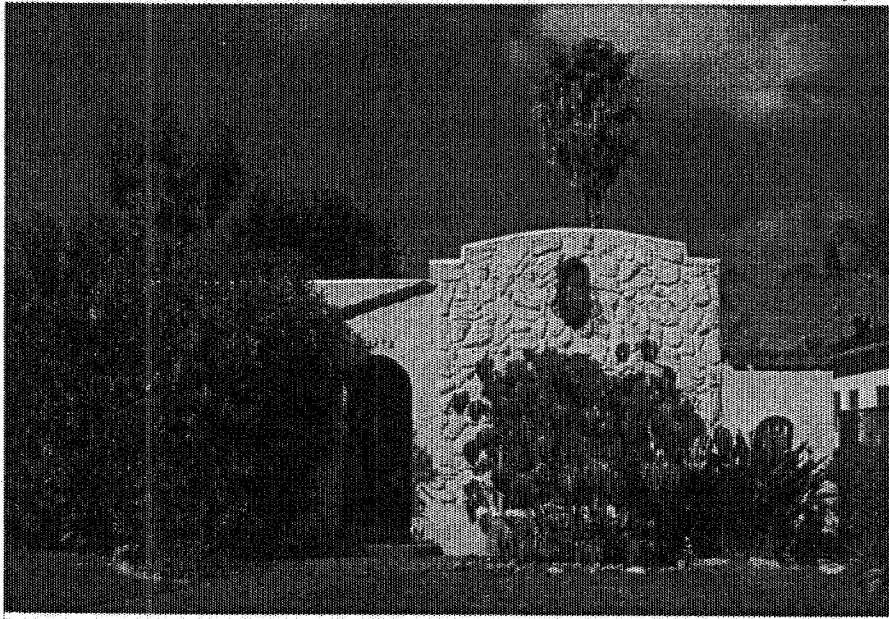
* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 2442 32nd Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Assessor's Parcel Number: 539-043-13; Legal Description: L9 BC TR1402/; Thomas Bros. Map
Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1938 in the Spanish Colonial Revival style. It is a one story house with a flat roof and parapet wall. The house features an arched square porch with an arched door, a stone veneer parapet wall with small arched windows, and a triple arched front window with plants in front. The house is located in the community of Burlingame. It is in fair condition. The total usable floor area is 1,235 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 5,900 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0001760.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1924 Mid-City Survey Est.

1938 TRW Data Assessor

* P7. Owner and Address:

Pancoast, Gregg

2442 32nd St

San Diego CA 92104

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 07/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D2

* Resource Name or #: 2442 32nd Street, APN 539-043-13

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential S

B4. Present Use: (SFR)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)

1924 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]38 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date _____ Original Location: _____

* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type _____

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

Updated 11/21/2001

(This space reserved for official comments.)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D2

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 2460 32nd Street, APN 539-043-14

P1. Other Identifier: _____

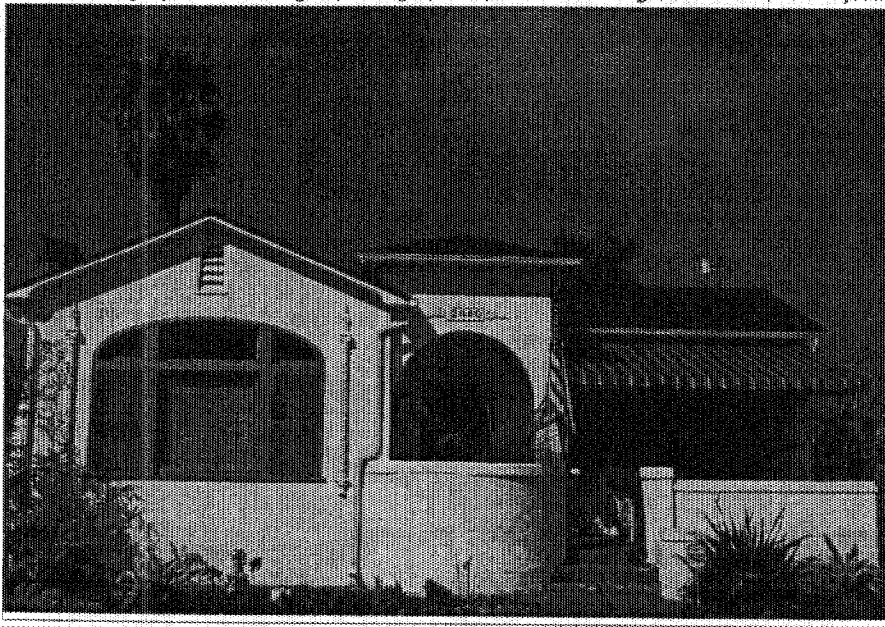
* P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 2460 32nd Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Assessor's Parcel Number: 539-043-14; Legal Description: L8 BC TR1402/; Thomas Bros. Map
Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1927 in the Spanish Colonial Revival style. This house is a one story front facing "L" form with a cross-gable roof. Exterior wall material is smooth stucco. The main entry is recessed under a low pitch pyramidal roof tower, which forms an arcaded porchway. A curvilinear walkway leads to a medium height garden wall that surrounds a small courtyard. The large front facing gable end has a large three section window with a slightly larger central pane and transoms over each pane set in a low-point arch. On either side of the arch there is a rope motif relief detailing with a decorative capital and flame finial. The windows have modern window screens. Scroll relief detailing around the address plate. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,414 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,800 square feet. It is located on the corner of 32nd Street and Laurel.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0001761.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1925 Mid-City Survey Est.

1927 TRW Data Assessor

* P7. Owner and Address:

Nunnink William J & Jennifer S

2460 32nd St

San Diego CA 92104-5143

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 07/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D2

* Resource Name or #: 2460 32nd Street, APN 539-043-14

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential S

B4. Present Use: (SFR)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)

1925 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]27 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date _____ Original Location: _____

* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type _____

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

Updated 11/21/2001

(This space reserved for official comments.)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D2

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3075 Burlingame Drive, APN 453-713-11

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 3075 Burlingame Drive City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Assessor's Parcel Number: 453-713-11; Legal Description: BI TR1402/POR; Thomas Bros. Map
Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1923 in the Craftsman Bungalow style. The house is one story with a low-pitch hipped roof and a central chimney with art-deco detailing. The exterior wall material is stucco. The porch area is rectangular with three stucco piers supporting wood trellis, which acts as the porch cover. There are three sets of double Craftsman windows with multi-lights on top and an off-center double door entry with multiple panes. The entryway is elevated approximately five feet from the sidewalk. A rear single-car garage with barn doors is built in the same design as the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,069 square feet. The total lot area is 3,700 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003069.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1923 TRW Data Assessor

* P7. Owner and Address:

Trask Walter R

631 O'Farrel Street #1507

San Francisco CA 94109

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 07/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D2

* Resource Name or #: 3075 Burlingame Drive, APN 453-713-11

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1923 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date _____ Original Location: _____

* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Them Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

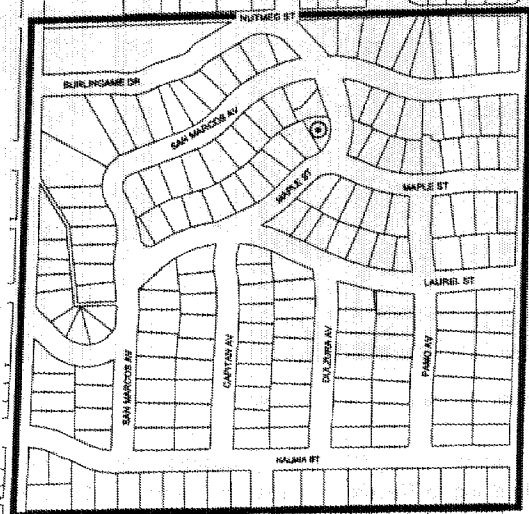
B13. Remarks:

Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code SD2

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3085 Burlingame Drive, APN 453-713-12

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 3085 Burlingame Drive City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Assessor's Parcel Number: 453-713-12; Legal Description: L13 BI TRI402/POR L 12; Thomas Bros. Map
Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1922 in the Spanish Colonial Revival style. It is a one story house with three vertical bay divisions: a side gable roof with composite shingles on the first bay, and a flat roof with a parapet wall on the second and third bays. The exterior wall material is smooth stucco. The first bay features the main entryway covered by a canvas awning, with an arched wooden door flanked by multi-light glazed casement windows. There is a tapered chimney on the Maple Street side framed by two narrow arched windows with stained glass. The chimney has an upper ornamental detail of colored tile triangles, rectangles, and squares with round vents under the roof. The second bay features a set of faux French doors, and the third bay features a high relief female bust and flowers over the multi-pane window. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,114 square feet. The total lot area is 3,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003070.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1922 TRW Data Assessor

* P7. Owner and Address:

Williams Ralph A/Jt

3085 Burlingame Dr

San Diego Ca 92104-5020

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 07/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D2

* Resource Name or #: 3085 Burlingame Drive, APN 453-713-12

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1922 was the date of construction, with effective improvements dating from [19]192

* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date _____ Original Location: _____

* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D2

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 2408 Capitan Avenue, APN 539-032-09

P1. Other Identifier: _____

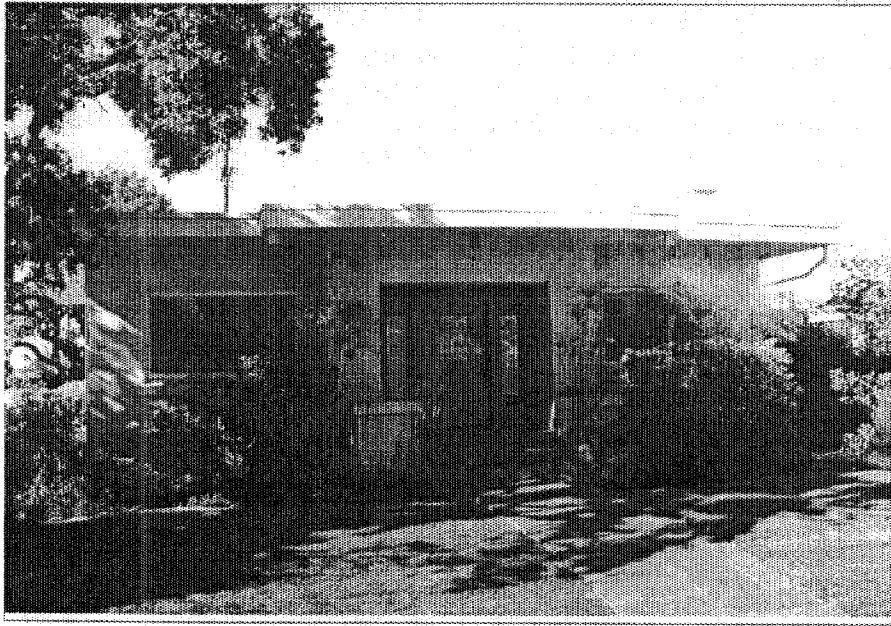
* P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 2408 Capitan Avenue City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-032-09; Legal Description: L17 BF TR1402/; Thomas Bros. Map
Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1922 in the Art Deco style. The house is symmetrical with a projecting central focal point. It is one story with a flat roof, overhanging eaves, large decorative dentils, and a stepped stucco chimney with a modern Art Deco design. The main entry is recessed into the main projecting division. The door is original and wide with central glazing and narrow sidelights. The house is accessed by a scored concrete walkway and steps flanked by low piers traditionally used for urns. The front fenestration has fixed glass windows, while other windows throughout the house are double hung. The house has a number of original features that could be restored, but it appears to have been stucco-ed over. Original features include the porch, entry door, and double-hung windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,946 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,100 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: \P0003033.JPG Est.

Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1922 TRW Data Assessor

* P7. Owner and Address:

Briggs Josephine

2408 Capitan Ave

San Diego CA 92104-5411

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 07/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D2

* Resource Name or #: 2408 Capitan Avenue, APN 539-032-09

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Art Deco

* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]22 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date _____ Original Location: _____

* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)

